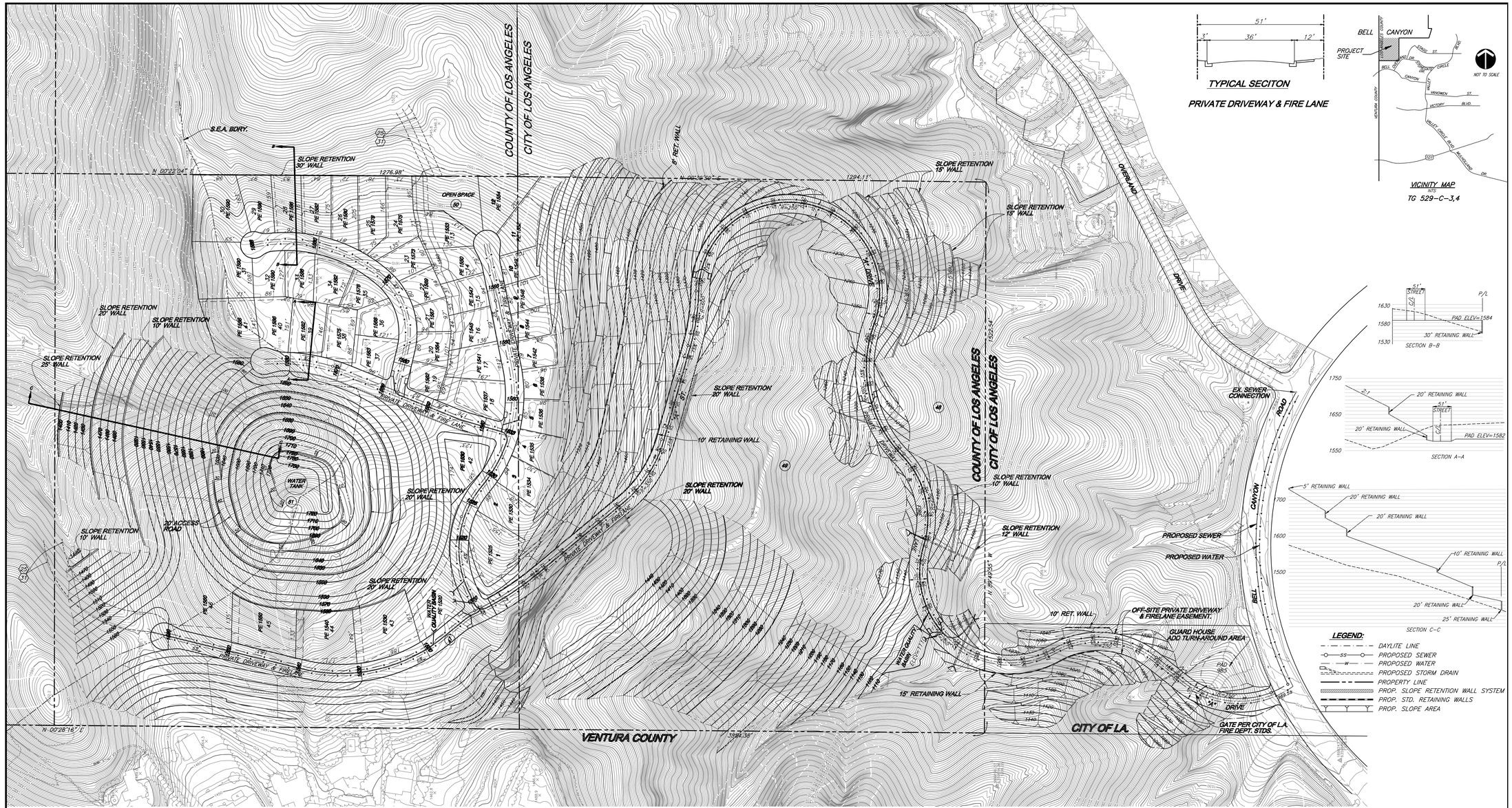
RECEIVED
DEPT OF REGIONAL PLANNING
TR073766 TENTATIVE
DATE: 26 AUG 2015



LOT AREAS

LOT NO.	AREAS	LOT NO.	AREAS	LOT NO.	AREAS
1	21,335 SF	18	16,867 SF	35	8,658 SF
2	13,634 SF	19	8,196 SF	36	10,375 SF
3	12,485 SF	20	8,464 SF	37	11,864 SF
4	12,052 SF	21	7,783 SF	38	12,836 SF
5	10,178 SF	22	8,303 SF	39	13,897 SF
6	8,513 SF	23	9,911 SF	40	13,504 SF
7	8,057 SF	24	16,837 SF	41	20,048 SF
8	7,954 SF	25	15,320 SF	42	18,442 SF
9	8,625 SF	26	13,975 SF	43	26,301 SF
10	8,700 SF	27	13,550 SF	44	23,687 SF
11	13,793 SF	28	12,556 SF	45	23,991 SF
12	16,712 SF	29	12,903 SF	46	29,481 SF
13	13,370 SF	30	26,019 SF		
14	11,681 SF	31	23,595 SF		
15	10,760 SF	32	10,681 SF		
16	11,958 SF	33	10,625 SF		
17	13,714 SF	34	11,509 SF		

WATER TANK	0.59 AC
RESIDENTIAL LOTS	14.78 AC
PRIVATE DRIVEWAY AND FIRELANE	7.77 AC
OPEN SPACE	66.76 AC
TOTAL	89.90 AC

EASEMENT DATA

EASEMENTS ARE BASED ON TITLE REPORT NO. 997-23056154-C-KM5 PREPARED BY FIDELITY NATIONAL TITLE COMPANY.

ITEM NO.	DESCRIPTION
15 16	THE EFFECT OF A DOMINANT TENANT EASEMENT FOR RIGHT OF WAY ACCESS PURPOSES TO ADJACENT PROPERTY PER INST. NO. 94-1932032 RECORDED 10-25-94, INST. NO. 94-1939713 RECORDED 10-26-94 AND INST. NO. 00-548735 RECORDED 4-12-00, ALL OF O.R.
21-24	NOTICE OF BUILDING CODE VIOLATION FOR GRADING WORK PERFORMED WITHOUT BENEFIT OF PERMIT OR INSPECTION PER INST. NOS. 20091809846 TO 20091809849, ALL RECORDED 12-01-09, OF O.R. NOT LOCATABLE
25	EASEMENT AGREEMENT FOR A NONEXCLUSIVE EASEMENT TO INSTALL, CONSTRUCT, MAINTAIN AND REPAIR A ROADWAY FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE, COMMUNICATION, LIGHTING AND INCIDENTAL PURPOSES PER INST. NO. 2010046653 RECORDED 4-6-10, OF O.R
29-30	THE EFFECT OF A PENDING COURT ACTION TO ENFORCE THE GRANTING OF AN EASEMENT AND/OR USE OF AN EASEMENT OVER A PORTION OF SUBJECT PROPERTY PER INST. NO. 20120083944 AND 20120083945, BOTH RECORDED 1-18-12, OF O.R., LOCATION NOT DISCLOSED
31	GRANT OF EASEMENT/MEMORANDUM OF AGREEMENT FOR A NONEXCLUSIVE EASEMENT TO CONSTRUCT AND USE A USABLE 20-24 FT. WIDE ACCESS ROAD PER INST. NO. 201411153627 RECORDED 10-31-14, OF O.R.
34	NOTICE OF BUILDING CODE VIOLATION FOR GRADING WORK PERFORMED WITHOUT BENEFIT OF PERMIT OR INSPECTION PER INST. NO. 20150170415 RECORDED 8-12-15, OF O.R. NOT LOCATABLE

GENERAL NOTES

1. SEWER DISPOSAL BY SANITARY SEWER
2. WATER PURVEYOR IS LOS VIRGENES MUNICIPAL WATER DISTRICT
3. ALL SLOPES ARE PLOTTED AT 2:1 RATIO, EXCEPT AS SHOWN
4. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS AS NEEDED
5. A HOME OWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE OPEN SPACE LOTS AND THE PRIVATE DRIVEWAY AND FIRE LANE
6. REQUEST PERMISSION TO ADJUST LOT LINES ON THE FINAL MAP TO THE SATISFACTION OF D.R.P.
7. REQUEST PERMISSION TO WAIVE STREET FRONTAGE REQUIREMENTS AND USE PRIVATE DRIVEWAYS AND FIRE LANES

PROJECT DATA

1. EXISTING AND PROPOSED GENERAL PLAN ..... R
2. EXISTING AND PROPOSED ZONING A-1-2
3. NUMBER OF LOTS:
   a. RESIDENTIAL ..... LOTS 1-46
   b. PRIVATE DRIVEWAY AND FIRE LANE ..... LOT 47
   c. OPEN SPACE ..... LOTS 48-50
   d. WATER TANK ..... LOT 51
4. SITE GROSS AREA ..... 89.90 AC
5. GRADING QUANTITY ..... 1,930,000 CUT
   1,888,000 FILL
   42,000 EXPORT

SCALE 1"=100'

LEGAL DESCRIPTION

LOTS 2 AND 3 IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 17 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 2017-012-012, 2017-012-013, 2017-012-014, 2017-013-011, 2017-013-012

BENCH MARK

ID EW4400 ELEV. 795.62
STANDARD SURVEY MONUMENT ON THE CENTERLINE INTERSECTION OF TOPANGA CANYON BOULEVARD AND HART STREET
2004 ADJ NGVD 1988

NO.	DATE	DESCRIPTION	BY

PREPARED BY:

Ramy F. Awad

RAMY F. AWAD RCE 41729

REGISTERED PROFESSIONAL ENGINEER RAMY F. AWAD No. 41729 Exp. 3-31-16 CIVIL STATE OF CALIFORNIA

B & E ENGINEERS
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
20 E. FOOTHILL BLVD, STE 230
ARCADIA, CA 91006-2375
TEL.(626)446-4449

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 73766
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 08-25-2015

SCALE: 1"=100' | JN 2004117 | SHT. 1 OF 1 SHTS.

PLOTTED BY: AWARD, RAMY ON Mon, Aug 24, 2015 - 10:27am
P:\JOBS\2004117 (Ed Cano)\Subdivision Map\Preliminary\73766 Map.dwg